



**Woodgreen Walk**

Calmore, Totton, SO40 2SP

**3 Bedrooms, 2  
Receptions**

**£1,300 pcm + security  
deposit**

**PARKERS**







## 2 Woodgreen Walk, Calmore, Totton, Hampshire, SO40 2SP

### Description

- 3-bedroom family home
- Garage
- Very well presented
- Modern Kitchen
- EPC Rating: C
- PROPERTY REF: 2434
- 2 receptions
- Low-maintenance Garden
- Modern Bathroom with shower
- Gas Central Heating
- Available now

**Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.**

Located on the edge of the Calmore estate, this fabulous 3-bedroom family house enjoys excellent access to local amenities, Totton, Southampton and the M27.

The ground floor accommodation offers flexibility, with 2 reception rooms separated by double doors and a modern fitted kitchen, whilst to the first floor, 3 good bedrooms are well-served by a modern Bathroom suite.

Outside, there is a low-maintenance, enclosed rear garden, detached garage with the possibility of additional parking directly behind.

**Available immediately as a long-term family rental, and one not to miss!**

**Utilities:** The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

**Deposit:** A deposit of 5 x weeks rent is payable.

**Pets:** We regret that pets are not permitted.

**Energy Performance Rating:** 'C'.

**Council Tax:** Band 'B'. New Forest District Council (Totton & Eling Area) £1,832.93 for year 2025 / 2026.

### **Locality: Totton**

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

**Availability:** Available immediately. Please note that an initial term of six months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

**For further information or to view:** Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2434.

**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.8 miles (7mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Turn right onto Water Lane. (0.8 miles)
4. Turn right onto Calmore Road. (0.7 miles)
5. Turn right onto Calmore Drive. (0.05 miles)
6. Turn right. (0.03 miles)
7. Your destination is on the left. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.00 - 4.30pm.

**A bit about us:** Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:

(£800 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 per annum.

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.





## **Accommodation Comprises**

### **Hallway**

Wooden floor covering, Stairs to the first-floor landing. Partially open to:

### **Living Room : 12.43' x 13.75' (3.79m x 4.19m)**

Spacious Living room with attractive feature fireplace. Useful understairs cupboard. Sliding double doors provide option separation from:

### **Dining Room : 8.20' x 10.43' (2.50m x 3.18m)**

Bright and spacious room, with UPVC double-glazed patio doors opening onto the Garden area.

### **Kitchen : 7.64' x 10.43' (2.33m x 3.18m)**

Modern fitted Kitchen, with a good range of eye and base-level storage cupboards. Integral electric oven, gas hob and extractor hood. Space for fridge / freezer and washing machine.

### **Stairs / Landing**

### **Bedroom 1 : 9.45' x 15.03' (2.88m x 4.58m)**

Lovely, spacious principal bedroom with large clothes-storage recess (could accommodate a freestanding wardrobe if required).

### **Bedroom 2 : 9.45' x 9.19' (2.88m x 2.80m)**

Good-size double bedroom with built-in storage cupboard.

### **Bedroom 3 : 6.36' x 13.75' (1.94m x 4.19m)**

Maximum measurement. Comfortable third Bedroom, with a built-in storage cupboard.

### **Bathroom : 6.36' x 5.91' (1.94m x 1.80m)**

Modern, white-coloured suite of bath, with decent shower over, wash-basin and WC.

### **Garden**

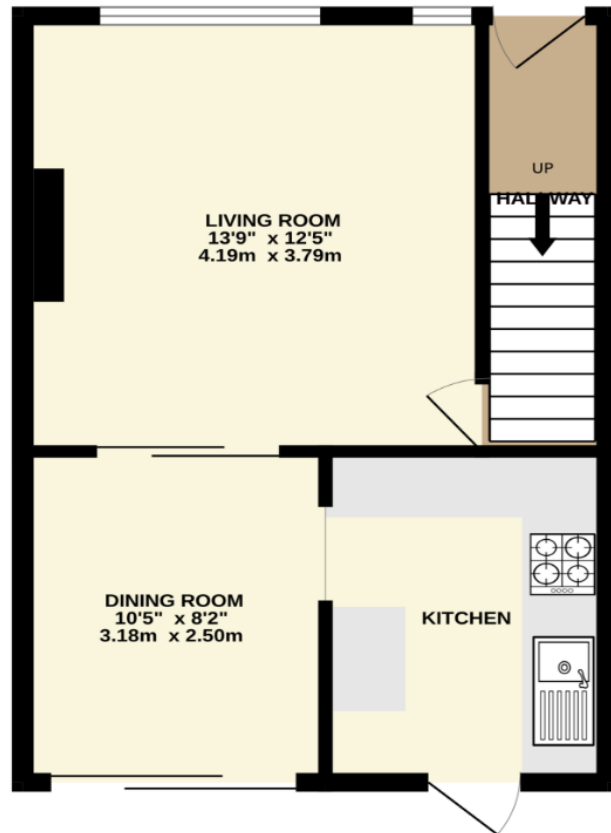
Open-plan lawned garden to the front. The rear garden is fully enclosed and comprises a patio and area of artificial turf. Double wooden gates give access to the rear.

### **Garage**

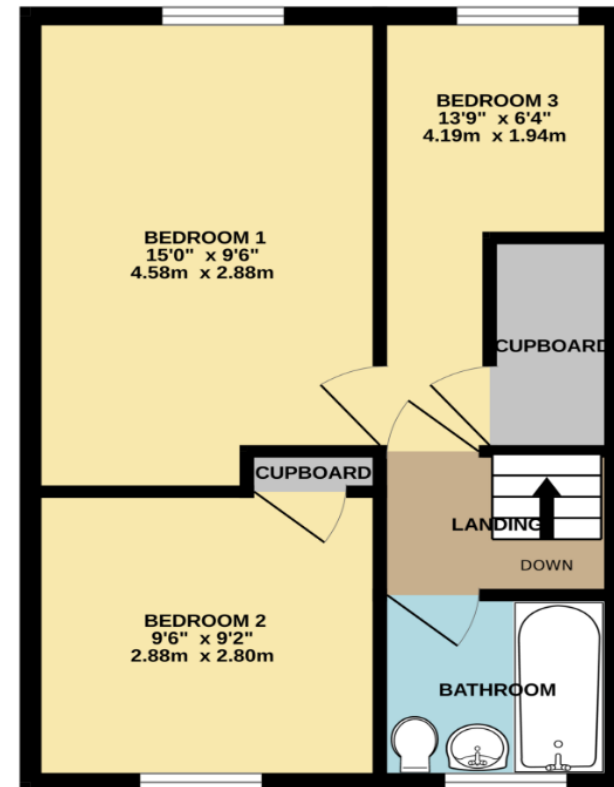
Single detached garage, with limited parking for one car in parallel to the front.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 786sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Certificate Number : 0340-2229-1590-2326-1825

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0340-2229-1590-2326-1825>



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**Tenant Fees**

From 01/06/2019  
Tenants (Housing Act tenancies)  
Permitted default payments:  
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.  
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.  
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.  
Early release of tenancy: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

**Parkers Lettings Ltd is a member of The Property Redress Scheme and Client Money Protect.**

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.